

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

October 13, 2003

**CALL TO PODIUM:**

Erica Shingara, Environmental Specialist  
Nina Baird, Chairperson of the Environmental Affairs Committee

**RESPONSIBLE STAFF:**

Fred Felton, Assistant City Manager  
Erica Shingara, Environmental Specialist

**AGENDA ITEM:**

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input checked="" type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

**TITLE:**

Green Building Incentive Program

**SUPPORTING BACKGROUND:**

The Environmental Affairs Committee, represented by Chairperson Nina Baird, has encouraged the City to expand its programs for smart growth and environmental protection to include the promotion of green building. Green building is an integrated life-cycle approach that seeks to design, construct, operate, and maintain buildings and landscapes in a manner that considers economic and environmental impacts and performance. Green building promotes energy efficiency, water conservation, and waste minimization; seeks to create a healthy and comfortable indoor and outdoor environment; reduces operation and maintenance costs; and addresses such issues as historic preservation and access to public transportation and community infrastructure.

To date, the City has focused efforts on education and incorporating green building principles in municipal projects. The Environmental Affairs Committee proposes that the City now address private development. After researching green building programs throughout the country, the Environmental Affairs Committee proposes the following program to increase green building awareness and provide incentives to private developers:

1. To promote awareness, require new development to submit a completed LEED checklist as part of site plan and building permit applications. LEED is a self-assessing system designed for rating new and existing commercial, institutional, and high-rise residential buildings.
2. Create the following tiered incentive system for different levels of LEED certification by discounting the City's building permit fee (one of the many fees for construction). The commercial building permit fee is \$0.22 per square foot or 1.15% of the total cost of construction, whichever is higher.
  - LEED Platinum: 50% reduction in building permit fee
  - LEED Gold: 40% reduction in building permit fee
  - LEED Silver: 30% reduction in building permit fee
  - LEED Certified: 20% reduction in building permit fee

Staff will be giving a brief presentation.

**Attachments:**

Draft Green Building Brochure and LEED Checklist

**DESIRED OUTCOME:**

Hear presentation, and provide guidance to staff

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## What is “green building”?

Green building is an integrated life-cycle approach that seeks to design, construct, operate, and maintain buildings and landscapes in a manner that considers energy, economic, and environmental impacts and performance.

Green building seeks to incorporate a variety of the following principles:

- Reduces energy consumption
- Uses water efficiently
- Uses non-toxic/recycled building materials
- Maintains good indoor air-quality
- Features natural lighting
- Conserves natural resources
- Preserves natural vegetation
- Includes recycling facilities throughout
- Features flexible interiors
- Recycles construction and demolition waste
- Considers historic preservation
- Includes access to public transportation and other community infrastructure
- Reduces exposure of construction workers and occupants

Green buildings have many benefits, such as better use of building resources, significant operational savings, and increased workplace productivity. Building green sends a positive message about a company or organization - it's well run, responsible, and committed to the future.

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## Gaithersburg's Green Building Program

Gaithersburg's Green Building Program seeks to:

- 1) Educate City staff and the community about the principles and benefits of green building.
- 2) Promote green building in municipal projects.
- 3) Encourage builders and developers to incorporate “green” components by utilizing the “LEED™” rating system.

The U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED™) Green Building Rating System is a way to measure the energy and environmental performance of buildings. LEED™ allots points within seven specific categories, such as site location, water efficiency, energy and the atmosphere, materials and resources, and indoor environmental quality. LEED™ offers four levels of certification for buildings meeting specific standards.



**- DRAFT -**

## Incentives

In order to encourage green building in Gaithersburg:

- Site plan/building permit applications will be required to include a completed “LEED™” scorecard. LEED™ is a self assessing system designed for rating new and existing commercial, institutional, and high-rise residential buildings. This scorecard allows the developer to assess the options for including green components in a project. It also allows the City to measure a project's overall performance and to collect data on the environmental status of buildings in the City.

- The City will offer a building permit fee reduction INCENTIVE to developers who design and construct green buildings as outlined by the “LEED™” rating system.

<b><u>“LEED™” Rating</u></b>	<b><u>Building Permit Fee Reduction</u></b>
<b>Platinum</b>	<b>50%</b>
<b>Gold</b>	<b>40%</b>
<b>Silver</b>	<b>30%</b>
<b>Certified</b>	<b>20%</b>

For more information, contact the Gaithersburg Planning and Code Administration at 301-258-6330 or [environment@ci.gaithersburg.md.us](mailto:environment@ci.gaithersburg.md.us).

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## **Green Building Resources**

Here are some resources to help you find out more about green building techniques:

US Green Building Council  
<http://www.usgbc.org/>

Maryland Environmental Design Program  
<http://www.dnr.state.md.us/smartgrowth/ed/>

Maryland Green Building Council  
<http://www.dgs.state.md.us/GreenBuildings/default.htm>

Maryland Energy Administration  
<http://www.energy.state.md.us/>

Design and Construction Information  
<http://www.buildinggreen.com/>

Recycle Construction Materials  
<http://www.loadingdock.org>

EPA's Energy Star Products  
<http://www.energystar.gov/>

City of Gaithersburg  
<http://www.ci.gaithersburg.md.us>  
(select Environmental Affairs)

***Building Green is  
Building Smart!***

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*Gaithersburg seeks to encourage green building principles to be applied in both public and private development in order to support environmentally sensitive design, construction, operation, and maintenance of buildings and landscapes.*

## **City Officials**

Mayor Sidney A. Katz  
Council Vice President Geri Edens  
Council Member Stanley J. Alster  
Council Member Henry F. Marraffa, Jr.  
Council Member John B. Schlichting  
Council Member Ann T. Somerset  
City Manager David B. Humpton

City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877  
[www.ci.gaithersburg.md.us](http://www.ci.gaithersburg.md.us)  
August, 2003

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## **Gaithersburg Green Building Guide for Developers**





## Version 2.1 Project Checklist

Project Name: \_\_\_\_\_

Address: \_\_\_\_\_

For more information regarding LEED™, refer to the US Green Building Council website at <http://www.usgbc.org>

Yes ? No

### **Sustainable Sites** 14 Points

<b>Y</b>	Prereq 1	<b>Erosion &amp; Sedimentation Control</b>	Required
	Credit 1	<b>Site Selection</b>	1
	Credit 2	<b>Urban Redevelopment</b>	1
	Credit 3	<b>Brownfield Redevelopment</b>	1
	Credit 4.1	<b>Alternative Transportation, Public Transportation Access</b>	1
	Credit 4.2	<b>Alternative Transportation, Bicycle Storage &amp; Changing Rooms</b>	1
	Credit 4.3	<b>Alternative Transportation, Alternative Fuel Vehicles</b>	1
	Credit 4.4	<b>Alternative Transportation, Parking Capacity and Carpooling</b>	1
	Credit 5.1	<b>Reduced Site Disturbance, Protect or Restore Open Space</b>	1
	Credit 5.2	<b>Reduced Site Disturbance, Development Footprint</b>	1
	Credit 6.1	<b>Stormwater Management, Rate and Quantity</b>	1
	Credit 6.2	<b>Stormwater Management, Treatment</b>	1
	Credit 7.1	<b>Landscape &amp; Exterior Design to Reduce Heat Islands, Non-Roof</b>	1
	Credit 7.2	<b>Landscape &amp; Exterior Design to Reduce Heat Islands, Roof</b>	1
	Credit 8	<b>Light Pollution Reduction</b>	1

Yes ? No

### **Water Efficiency** 5 Points

	Credit 1.1	<b>Water Efficient Landscaping, Reduce by 50%</b>	1
	Credit 1.2	<b>Water Efficient Landscaping, No Potable Use or No Irrigation</b>	1
	Credit 2	<b>Innovative Wastewater Technologies</b>	1
	Credit 3.1	<b>Water Use Reduction, 20% Reduction</b>	1
	Credit 3.2	<b>Water Use Reduction, 30% Reduction</b>	1

Yes ? No

### **Energy & Atmosphere** 17 Points

<b>Y</b>	Prereq 1	<b>Fundamental Building Systems Commissioning</b>	Required
<b>Y</b>	Prereq 2	<b>Minimum Energy Performance</b>	Required
<b>Y</b>	Prereq 3	<b>CFC Reduction in HVAC&amp;R Equipment</b>	Required
	Credit 1	<b>Optimize Energy Performance</b>	1 to 10
	Credit 2.1	<b>Renewable Energy, 5%</b>	1
	Credit 2.2	<b>Renewable Energy, 10%</b>	1
	Credit 2.3	<b>Renewable Energy, 20%</b>	1
	Credit 3	<b>Additional Commissioning</b>	1
	Credit 4	<b>Ozone Depletion</b>	1
	Credit 5	<b>Measurement &amp; Verification</b>	1
	Credit 6	<b>Green Power</b>	1

Yes ? No

			<b>Materials &amp; Resources</b>	<b>13 Points</b>
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<b>Y</b>				Required
			Prereq 1 <b>Storage &amp; Collection of Recyclables</b>	
			Credit 1.1 <b>Building Reuse, Maintain 75% of Existing Shell</b>	1
			Credit 1.2 <b>Building Reuse, Maintain 100% of Shell</b>	1
			Credit 1.3 <b>Building Reuse, Maintain 100% Shell &amp; 50% Non-Shell</b>	1
			Credit 2.1 <b>Construction Waste Management, Divert 50%</b>	1
			Credit 2.2 <b>Construction Waste Management, Divert 75%</b>	1
			Credit 3.1 <b>Resource Reuse, Specify 5%</b>	1
			Credit 3.2 <b>Resource Reuse, Specify 10%</b>	1
			Credit 4.1 <b>Recycled Content, Specify 5% (post-consumer + ½ post-industrial)</b>	1
			Credit 4.2 <b>Recycled Content, Specify 10% (post-consumer + ½ post-industrial)</b>	1
			Credit 5.1 <b>Local/Regional Materials, 20% Manufactured Locally</b>	1
			Credit 5.2 <b>Local/Regional Materials, of 20% Above, 50% Harvested Locally</b>	1
			Credit 6 <b>Rapidly Renewable Materials</b>	1
			Credit 7 <b>Certified Wood</b>	1

Yes ? No

			<b>Indoor Environmental Quality</b>	<b>15 Points</b>
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<b>Y</b>				Required
			Prereq 1 <b>Minimum IAQ Performance</b>	
			Prereq 2 <b>Environmental Tobacco Smoke (ETS) Control</b>	Required
			Credit 1 <b>Carbon Dioxide (CO<sub>2</sub>) Monitoring</b>	1
			Credit 2 <b>Ventilation Effectiveness</b>	1
			Credit 3.1 <b>Construction IAQ Management Plan, During Construction</b>	1
			Credit 3.2 <b>Construction IAQ Management Plan, Before Occupancy</b>	1
			Credit 4.1 <b>Low-Emitting Materials, Adhesives &amp; Sealants</b>	1
			Credit 4.2 <b>Low-Emitting Materials, Paints</b>	1
			Credit 4.3 <b>Low-Emitting Materials, Carpet</b>	1
			Credit 4.4 <b>Low-Emitting Materials, Composite Wood &amp; Agrifiber</b>	1
			Credit 5 <b>Indoor Chemical &amp; Pollutant Source Control</b>	1
			Credit 6.1 <b>Controllability of Systems, Perimeter</b>	1
			Credit 6.2 <b>Controllability of Systems, Non-Perimeter</b>	1
			Credit 7.1 <b>Thermal Comfort, Comply with ASHRAE 55-1992</b>	1
			Credit 7.2 <b>Thermal Comfort, Permanent Monitoring System</b>	1
			Credit 8.1 <b>Daylight &amp; Views, Daylight 75% of Spaces</b>	1
			Credit 8.2 <b>Daylight &amp; Views, Views for 90% of Spaces</b>	1

Yes ? No

			<b>Innovation &amp; Design Process</b>	<b>5 Points</b>
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			Credit 1.1 <b>Innovation in Design: Provide Specific Title</b>	1
			Credit 1.2 <b>Innovation in Design: Provide Specific Title</b>	1
			Credit 1.3 <b>Innovation in Design: Provide Specific Title</b>	1
			Credit 1.4 <b>Innovation in Design: Provide Specific Title</b>	1
			Credit 2 <b>LEED™ Accredited Professional</b>	1

Yes ? No

			<b>Project Totals (pre-certification estimates)</b>	<b>69 Points</b>
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**Certified** 26-32 points   **Silver** 33-38 points   **Gold** 39-51 points   **Platinum** 52-69 points